



PO Box 1749
Halifax, Nova Scotia
B3J 3A5 Canada

Item No. 10.1.3

Halifax Regional Council
November 18, 2008

TO: Mayor Kelly and Members of Regional Council

SUBMITTED BY:

A handwritten signature in cursive script, appearing to read "Dan English".

Dan English, Chief Administrative Officer

A handwritten signature in cursive script, appearing to read "Wayne Anstey".

Wayne Anstey, Deputy Chief Administrative Officer - Operations

DATE: October 24, 2008

Subject: **Case 01186: Amendments to the Beaver Bank, Hammonds Plains,
Upper Sackville MPS and LUB**

ORIGIN

An application by 3227459 Nova Scotia Limited to amend the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy (MPS) and Land Use By-law (LUB) to enable commercial development at corner of Hammonds Plains Road and Kingswood Drive, Hammonds Plains.

RECOMMENDATION

It is recommended that Regional Council:

1. Initiate the process to consider amending the Beaver Bank, Hammonds Plains, Upper Sackville Municipal Planning Strategy and Land Use By-law to consider commercial development near the intersection of Hammonds Plains Road and Kingswood Drive in Hammonds Plains; and
2. Request Staff to follow the public participation program as approved by Council in February 1997.

BACKGROUND

The Application

The proposal is to redesignate and rezone the south-west corner of Hammonds Plains Road and Kingswood Drive to enable the construction of up to three (3) 10,000 square foot (footprint) commercial buildings (Map 1 and 2). In order to implement this proposal, the MPS must be amended to enable commercial development on the subject properties.

Existing Plan Policy

The subject properties are designated Residential and zoned MU-1 and R-1 (Maps 1 and 2). The MPS explains that the Residential designation was applied to the larger suburban-type residential subdivisions on local roads that extend back from the highway system (Attachment A). The Residential designation has been applied to the lands that make up the portion of the Kingswood subdivision south of Hammonds Plains Road, which includes the subject properties. No policy options exist to consider stand-alone commercial development within the Residential designation.

Growth Pattern

Hammonds Plains has experienced a significant amount of growth in the past few decades, which is especially evident in the residential neighbourhoods known as Kingswood and Glen Arbour. Prior to the development of Kingswood and Glen Arbour, the settlement pattern was generally in a linear form along Hammonds Plains Road. Kingswood and Glen Arbour's integration into Hammonds Plains has reshaped the development pattern of the area resulting in significant intersections along Hammonds Plains Road. The road network servicing the Glen Arbour neighbourhood has several access points off Hammonds Plains Road and Pockwock Road, with the primary access being Glen Arbour Way. Kingswood's road network was designed to service lands both to the south and to the north of Hammonds Plains Road. Unlike Glen Arbour, the design of Kingswood has created a prominent four-way intersection in Hammonds Plains (Maps 1 and 2).

DISCUSSION

Rationale for Plan Policy Change

The MPS has identified a specific area within Hammonds Plains that was to exist in a primarily residential, low density form and designated these lands Residential. In order for staff to recommend considering a change to the MPS, there must be a change in circumstance or a significantly different situation from what the plan policies anticipated. The rationale for the plan amendment is outlined below:

Change in Circumstance: Since the adoption of the MPS, there has been significant residential growth in the Hammonds Plains area, especially in the area around the intersection of Kingswood Drive and Hammonds Plains Road (Maps 1 and 2). To date, most of the Kingswood subdivision south of Hammonds Plains Road has been built out, however, the Kingswood subdivision to the north of Hammonds Plains Road is in the early stages of growth, with the ability to expand under existing development rights.

Adjacent Mixed Use Designation and Commercial Zoning: The lands directly to the north of the subject properties and fronting on Hammonds Plains Road are designated MU-B (Mixed Use B) (Map 1). Policies within the MU-B designation enable Council to consider various commercial uses and intensities, which include a rezoning to C-2 (Community Commercial) and C-4 (Highway Commercial). In the area directly surrounding the intersection of Hammonds Plains Road and Kingswood Drive there are several properties currently zoned Highway Commercial (C-4) (Map 2), with the zoning of many of these properties reflecting existing uses at the time the MPS was last adopted. Properties to the north of Hammonds Plains Road are zoned Mixed Use 1 (MU-1), which permits low density residential and small scale commercial uses.

Population Trends: As part of their request, the applicant provided a commercial floor space analysis for the Hammonds Plains Road and Kingswood Drive area. The analysis suggests that the population of the "market/study area"¹ will increase 19 % by 2013 and 35 % by 2018, citing a current population of 10,600 persons, and projected populations of 13,100 by 2013 and 16,300 by 2018. The recent and subsequent growth in the Kingswood area can be considered a significant force behind these population numbers, resulting in a special focus being placed on the lands surrounding the intersection of Hammonds Plains Road and Kingswood Drive/Gatehouse Run.

Expanded opportunities for commercial development in this area offers benefits to area residents by reducing travel distances to services as well as creating opportunities for employment close to where they live.

Limited Commercial Growth: The applicant's analysis suggests that the commercial floor space demand in "market/study area" is nearly twice the current supply. The report goes on to state that the current demand for commercial floor space (52,900 sq. ft.) will increase to 65,600 square feet by 2013 and to 81,400 square feet by 2018 in the "market/study area".

Limited Impact on Residential Properties: The two subject properties are predominantly surrounded by C-4 zoning to the east and west, with the southern subject property abutting residential (R-1) zoning (Map 2). The property to the west of the southern subject property is currently owned by the Province of Nova Scotia and operated as a 16-unit seniors residence (Woodlyn Manor). The Study Area shown on Maps 1 and 2 is generally bordered by a linear corridor owned by Halifax Water to the north, a large undeveloped parcel of MU-1 zoned land to the west, the Kingswood subdivision to the south, and undeveloped land to the northeast that is zoned US (Urban Settlement).

Conclusion:

In recent years staff has received several inquiries regarding the possible expansion of commercial

¹ The "market/study area" includes lands on both sides of the Hammonds Plains Rd. generally between Atlantic Acres industrial park and Highland Park and lands serviced by intersecting streets including portions of the Kearney Lake Rd., Lucasville Rd. and Pockwock Rd.

land use in the Hammonds Plains area, specifically in the vicinity of the Hammonds Plains Road and Kingswood Drive. This proposal is a reasonable request based on growth in the area. Staff are of the opinion that the subject properties, as well as the area around the intersection of Hammonds Plains Road and Kingswood Drive, has developed into a location worthy of commercial consideration.

To allow for a mix of commercial uses, staff recommend that Regional Council approve the initiation of the process to consider amending the Beaver Bank, Hammond Plains, Upper Sackville MPS and LUB to change the existing designation and zoning within the Study Area shown on Maps 1 and 2 of this report. Further, Staff wish to identify that there may be interest to either expand or reduce the Study Area, as well as restrict certain types of commercial uses. If this request is initiated, staff intends to address this with the community through discussion during the public participation process.

BUDGET IMPLICATIONS

The HRM costs associated with processing this planning application can be accommodated under the approved C310 operating budget.

FINANCIAL MANAGEMENT POLICIES / BUSINESS PLAN

This report complies with the Municipality's Multi-Year Financial Strategy, the approved Operating, Capital and Reserve budgets, policies and procedures regarding withdrawals from the utilization of Capital and Operating reserves, as well as any relevant legislation.

ALTERNATIVES:

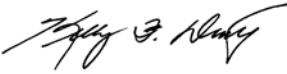
1. Council may choose to initiate the MPS amendment process as stated in this report. This is the recommended course of action.
2. Council may choose not to initiate the MPS amendment process. A decision not to amend the MPS cannot be appealed. This alternative is not recommended as Staff feels that there is merit in considering the amendment to the Beaver Bank, Hammonds Plains, Upper Sackville MPS.

ATTACHMENTS

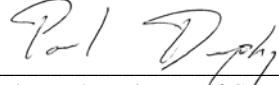
Map 1	Generalized Future Land Use Map and Study Area
Map 2	Zoning Map and Study Area
Attachment A	Excerpts from the MPS

A copy of this report can be obtained online at <http://www.halifax.ca/council/agendasc/cagenda.html> then choose the appropriate meeting date, or by contacting the Office of the Municipal Clerk at 490-4210, or Fax 490-4208.

Report Prepared by: Miles Agar, Planner, Community Development, 869-4262

Report Approved by: 

Kelly Denty, Acting Manager, Planning Services, 490-6011

Report Approved by: 

Paul Dunphy, Director of Community Development



Map 1
Generalized Future Land Use

 **Subject Properties**

 **Study Area**

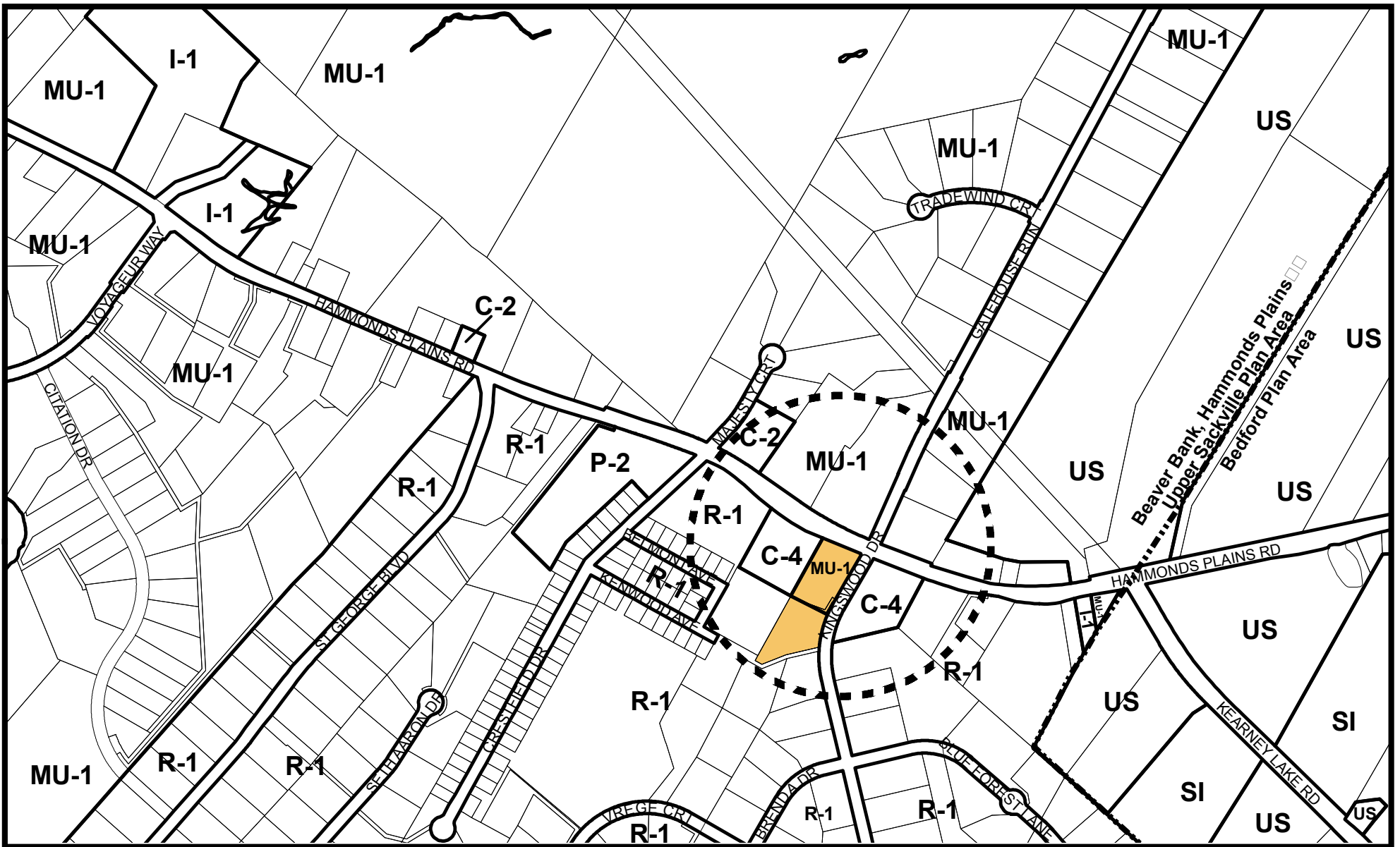
**Beaver Bank, Hammonds Plains
Upper Sackville Plan Area**

R Residential Designation
MU-B Mixed Use B Designation

Bedford Plan Area

RR Rural Residential Designation
BWSPS Bedford West Secondary Planning Strategy





**Map 2
Zoning**

 **Subject Properties**

 **Study Area**

**Beaver Bank, Hammonds Plains
Upper Sackville Plan Area**

- R-1 Single Unit Dwelling Zone
- MU-1 Mixed Use 1 Zone
- US Urban Settlement Zone
- C-2 General Business Zone
- C-4 Highway Commercial Zone
- P-2 Community Facility Zone
- I-1 Mixed Industrial Zone

Bedford Plan Area

- SI Institutional Zone
- US Urban Settlement Zone

HALIFAX
REGIONAL MUNICIPALITY
Planning Services



Attachment A - Excerpts from the MPS

RESIDENTIAL DESIGNATION

....The Residential Designation has been applied to the larger suburban-type residential subdivisions on local subdivision roads which extend back from the highway system.....

P-7 It shall be the intention of Council to establish the Mixed Use A and B Designations as shown on the Generalized Future Land Use Maps (Map 1A, 1B, 1C, 1D, 1E). Within these designations, it shall be the intention of Council to support the continuation of the existing semi-rural mixed use environment, characterized by low density residential development, community facilities and a mixture of light industrial, resource and small scale commercial uses, often located on residential lots. It shall further be the intention of Council to reflect certain community differences regarding future development within its policies for each designation.

P-23 Notwithstanding the provisions of Policy P-8, it shall be the intention of Council to establish a C-2(General Business) Zone in the land use by-law which permits commercial uses and accessory residential uses to a maximum of 5,000 square feet, which do not involve any outdoor storage or display and are wholly contained in one building. The zone shall not include commercial entertainment uses.

This zone shall be applied to existing commercial uses. When considering amendments to the schedules of the land use by-law to permit new commercial uses within the Mixed Use A and B Designations, Council shall have regard to the following:

- (a) preference for a location adjacent to or in close proximity to other commercial uses;
- (b) the potential for adversely affecting adjacent residential and community facility uses;
- (c) that the use has direct access to a collector highway as shown on Map 2 - Transportation;
- (d) the impact of the commercial use on traffic circulation and, in particular, sighting distances and entrance to and exit from the site;
- (e) in areas of heavy traffic, preference for a site which is provided with sidewalks or adequate pedestrian walkways as well as street lighting; and
- (f) the provisions of Policy P-137.

P-24 Notwithstanding the provisions of Policy P-8, it shall be the intention of Council to establish a C-4(Highway Commercial) Zone in the land use by-law which will permit commercial uses to a maximum of ten thousand (10,000) square feet and shall include those more intensive uses which involve outdoor storage and display. Controls on outdoor storage and display as well as parking and loading areas will address compatibility concerns with adjacent development. In addition, special access requirements shall be established for service stations.

- P-33 It shall be the intention of Council to establish a Residential Designation as shown on the Generalized Future Land Use Maps. Within this designation, it shall be the intention of Council to support and protect the existing low density residential environment.
- P-34 Within the Residential Designation, it shall be the intention of Council to establish a residential zone which permits single unit dwellings, existing two unit and mobile dwellings, open space uses, offices and day care facilities operated by a resident of the dwelling, bed & breakfasts, as well as activities related to traditional arts and crafts and domestic arts, provided that controls are established on the scale of the business and that no signs, outdoor storage or display are permitted, in order to ensure that the external appearance is compatible with the residential environment.

This zone shall be applied to existing uses permitted within the highway commercial zone. When considering amendments to the schedules of the land use by-law to permit new highway commercial uses within the Mixed Use A and B Designations, Council shall have regard to the following:

- (a) preference for a location adjacent to or in close proximity to other commercial uses;
- (b) the potential for adversely affecting adjacent residential and community facility uses;
- (c) an evaluation of the impact which the site design and operational characteristics of the proposed use shall have on the surrounding community;
- (d) that the use has direct access to a collector highway as shown on Map 2 - Transportation;
- (e) the impact of the commercial use on traffic circulation and in particular sighting distances and entrance to and exit from the site;
- (f) that no rezoning from a R-1(Single Unit Dwelling) Zone (Policy P-34) or R-6(Rural Residential) Zone (Policy P-13) to a highway commercial zone shall be considered; and
- (g) the provisions of Policy P-137.

Attachment B - Applicable Sections of the LUB

PART 6:

R-1 (SINGLE UNIT DWELLING) ZONE

6.1 R-1 USES PERMITTED

No development permit shall be issued in any R-1 (Single Unit Dwelling) Zone except for the following:

- Single unit dwellings
- Existing two unit dwellings
- Existing mobile dwellings
- Day care facilities for not more than seven (7) children and in conjunction with permitted dwellings
- Offices in conjunction with permitted dwellings
- Bed & Breakfasts
- Open space uses

6.2 R-1 ZONE REQUIREMENTS

In any R-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area:	on-site services	29,064 square feet (2700 m ²)
	central water	12,000 square feet (1118 m ²)
	central sewer	10,000 square feet (929 m ²)
	Sewer and water services	6,000 square feet
Minimum Frontage:	on-site services	100 feet (30.5 m)
	central sewer	75 feet (23 m)
	Sewer and water services	60 feet
Minimum Front or Flankage Yard		20 feet (6.1 m)
Minimum Side or Rear Yard		8 feet (2.4 m)
Maximum Lot Coverage		35 per cent
Maximum Height of Main Building		35 feet (10.7 m)

6.4 OTHER REQUIREMENTS: OFFICE USES

Where offices are permitted in any R-1 Zone, the following shall apply:

- (a) Any office shall be wholly contained within the dwelling which is the principle residence of the operator of the office.

- (b) No individuals who are not residents in the dwelling shall be employed in the office.
- (c) No more than twenty-five (25) per cent of the gross floor area shall be devoted to any office, and in no case shall any office occupy more than three hundred (300) square feet (28 m).
- (d) No open storage or outdoor display shall be permitted.
- (e) No signs shall be permitted.
- (f) One off-street parking space, other than that required for the dwelling, shall be provided for every one hundred and fifty (150) square feet (14 m²) of floor area devoted to any office.

6.5 OTHER REQUIREMENTS: DAY CARE FACILITIES

Where day care facilities are permitted in any R-1 Zone, the following shall apply:

- (a) With the exception of outdoor play space, any day care facility shall be wholly contained within the dwelling, which is the principle residence of the operator of the facility.
- (b) No open storage or outdoor display shall be permitted.
- (c) No signs shall be permitted.
- (d) One off-street parking space, other than that required for the dwelling, shall be provided.

6.6 OTHER REQUIREMENTS: BED AND BREAKFASTS

Where a bed & breakfast is permitted in any R-1 Zone, the following shall apply:

- (a) The bed & breakfast shall be wholly contained within the dwelling which is the principle residence of the operator of the establishment;
- (b) Not more than three (3) rooms may be let;
- (c) No window display and not more than one (1) business sign shall be permitted and no such sign shall exceed two (2) square feet (0.2 m²) in area; and
- (d) One off-street parking space in addition to that required for the dwelling shall be provided for each room to be let.

6.7 OTHER REQUIREMENTS: COMMERCIAL MOTOR VEHICLES

In any R-1 Zone, not more than one commercial vehicle shall be kept on any lot and no such commercial motor vehicle shall exceed a registered vehicle weight of five (5) tons nor be kept less than ten (10) feet from any front lot line.

6.8 EXISTING HOME BUSINESS USES

Notwithstanding Section 4.9 and 6.1, the existing home businesses identified in Appendix B shall be permitted to the extent they are in existence at the time the land use by-law is adopted.

6.9 EXISTING TWO UNIT DWELLINGS

Notwithstanding Section 4.9, any existing two unit dwellings shall not be permitted to convert into a multi-unit dwelling.

PART 13: MU-1 (MIXED USE) 1 ZONE

13.1 MU-1 USES PERMITTED

No development permit shall be issued in any MU-1 (Mixed Use) Zone except for the following:

Residential Uses

Single unit dwellings

Two unit dwellings

Boarding and rooming houses

Bed and Breakfast

Senior citizens housing

Existing mobile dwellings

Existing multiple unit dwellings

Day care facilities for not more than fourteen (14) children and in conjunction with permitted dwellings

Business uses in conjunction with permitted dwellings

Other Uses

Institutional uses, except fire and police stations

Open space uses

Commercial uses permitted in the C-2 (General Business) Zone

Trucking, landscaping, excavating and paving services

Agriculture uses

Forestry uses and wooden furniture manufacturing

Composting operations (see section 4.29)

13.2 MU-1 ZONE REQUIREMENTS: RESIDENTIAL USES

In any MU-1 Zone, no development permit shall be issued for residential uses except in conformity with the provisions of Section 11.2.

13.3 MU-1 ZONE REQUIREMENTS: OTHER USES

In any MU-1 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	29,064 square feet (2700 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Lot Coverage for Structures and Storage	50 per cent
Maximum Height of Main Building	35 feet (10.7 m)

13.4 OTHER REQUIREMENTS: BUSINESS AND DAY CARE USES

- (a) With the exception of outdoor display provisions, where business uses and day care facilities in conjunction with a dwelling are permitted in any MU-1 Zone, the provisions of Section 11.3 and Section 11.4 shall apply.
- (b) Outdoor display shall not be permitted:
 - (i) within 10 feet of the front lot line or within the required side yard;
 - (ii) within any yard which abuts an adjacent residential use, except where a visual barrier is provided;
 - (iii) shall not exceed 200 square feet.

13.5 OTHER REQUIREMENTS: COMMERCIAL USES

Where commercial uses are permitted in any MU-1 Zone, the following shall apply:

- (a) The gross floor area devoted to all commercial uses on any lot shall not exceed two thousand (2,000) square feet.
- (b) No open storage or outdoor display shall be permitted.
- (c) The parking lot shall be demarcated and paved or otherwise maintained with a stable surface which is treated in a manner to prevent the raising of dust and loose particles.
- (d) Except where any commercial use abuts another commercial use in an MU-1 Zone, no portion of any parking space shall be located within any required side yard.
- (e) Where any commercial use abuts another commercial use in the MU-1 Zone, the abutting side yard requirement shall be eight (8) feet.

13.6 OTHER REQUIREMENTS: AGRICULTURE USES

- (a) Notwithstanding the provisions of Section 13.3, where any barn, stable or other building intended for the keeping of more than fifty (50) domestic fowl or ten (10) other animals is erected in any MU-1 Zone, no structure shall:
 - (i) be less than fifty (50) feet from any side lot line;
 - (ii) be less than one hundred (100) feet from any dwelling or potable water supply except a dwelling or supply on the same lot or directly related to the agricultural use;
 - (iii) be less than three hundred (300) feet from any watercourse or water body;
 - (iv) be less than five hundred (500) feet from any residential (R-1, RR-1) zone.
- (b) No more than two thousand (2,000) square feet of floor area of all structures on any lot shall be used for a retail use accessory to agriculture uses.

13.7 OTHER REQUIREMENTS: FORESTRY AND WOODEN FURNITURE MANUFACTURING

Where forestry uses and wooden furniture manufacturing are permitted in any MU-1 Zone, the following shall apply:

- (a) No more than two thousand (2,000) square feet of gross floor area of all structures on any lot shall be used for a sawmill, other industrial mill related to forestry, wooden furniture manufacturing, or retail use accessory to the above uses;
- (b) No sawmill or other industrial mill related to forestry shall be located less than fifty (50) feet from any lot line nor less than three hundred (300) feet from any dwelling except a dwelling located on the same lot or directly related to the above use;
- (c) Any area devoted to open storage shall not be permitted within any required front or side yard and shall not exceed twenty-five (25) per cent of the lot area.

13.9 OTHER REQUIREMENTS: TRUCKING, LANDSCAPING, EXCAVATING AND PAVING SERVICES

Where trucking, landscaping, excavating and paving services are permitted in a MU-1 Zone, the following shall apply:

- (a) No development permit shall be issued for any use unless a dwelling is located on the lot.
- (b) The total gross floor area of all structures on any lot devoted to the above uses shall not exceed two thousand (2000) square feet.
- (c) No materials or mechanical equipment which is obnoxious or which creates a nuisance by virtue of noise, vibration, smell or glare shall be used on the lot.
- (d) With the exception of aggregate resources, any materials associated with the above uses shall be contained within a building or otherwise enclosed by a fence, vegetation, or other means which provide a visual and physical barrier.
- (e) Any area devoted to open storage shall not be permitted within any required front or side yard line and shall not exceed twenty-five (25) per cent of the lot area.

- (f) One off street parking space, other than that required for the dwelling shall be provided for every three hundred (300) square feet of floor area used by the above use.
- (g) No product stockpile or processing activity associated with the above uses shall be located within one hundred (100) feet of a watercourse.

PART 16: C-2 (GENERAL BUSINESS) ZONE

16.1 C-2 USES PERMITTED

No development permit shall be issued in any C-2 (General Business) Zone except for the following:

Retail stores
Food stores
Service and personal service shops
Offices
Commercial schools
Banks and financial institutions
Full Service and Take-out Restaurant
Funeral establishments
Theatres and cinemas, except drive-in theatres
Parking lots
Welding, plumbing and heating, electrical and other special trade contracting services and shops
Bakeries
Single and two unit dwellings
Institutional Uses

16.2 C-2 ZONE REQUIREMENTS

No development permit shall be issued except in conformity with the following:

Minimum Lot Area	29,064 square feet (2700 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Height of Main Building	35 feet (10.7 m)

16.3 OTHER REQUIREMENTS: PARKING AND OUTDOOR DISPLAY

In any C-2 Zone, the following shall apply:

- (a) No open storage or outdoor display shall be permitted.
- (b) No parking shall be permitted within any required side or rear yard where the required yard abuts any residential or community use, except where a visual barrier is erected, in which case there will be no parking within (five) 5 feet of the side or rear lot line.
- (c) The parking lot shall be demarcated and paved or otherwise maintained with a stable surface which is treated in a manner to prevent the raising of dust and loose particles.

16.4 OTHER REQUIREMENTS: ABUTTING USES

Notwithstanding the provisions of Section 16.2, where any commercial use abuts another commercial or an industrial use, the abutting side or rear yard requirement may be reduced to eight (8) feet.

16.5 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

The gross floor area of all commercial buildings on a lot in any C-2 Zone shall not exceed five thousand (5000) square feet of gross floor area, including any floor area devoted to permitted dwelling units.

16.6 OTHER REQUIREMENTS: INSTITUTIONAL USES

Where institutional uses are permitted in any C-2 Zone, the provisions of Part 22 shall apply.

PART 17: C-4 (HIGHWAY COMMERCIAL) ZONE

17.1 C-4 USES PERMITTED

No development permit shall be issued in any C-4 (Highway Commercial) Zone except for the following:

All uses permitted in the C-2 zone
Display courts
Motels
Service stations
Taxi and bus depots
Greenhouses and nurseries
Veterinary clinics and indoor kennels
Recycling Depots

Building supply outlets
Drive in and take out restaurants
Fraternal centres and private clubs

17.2 C-4 ZONE REQUIREMENTS

In any C-4 Zone, no development permit shall be issued except in conformity with the following:

Minimum Lot Area	30,000 square feet (2787 m ²)
Minimum Frontage	100 feet (30.5 m)
Minimum Front or Flankage Yard	30 feet (9.1 m)
Minimum Rear or Side Yard	15 feet (4.6 m)
Maximum Height of Main Building	35 feet (10.7 m)
Maximum Lot Coverage for Structures and Outdoor Storage	75 per cent

17.3 OTHER REQUIREMENTS: COMMERCIAL FLOOR AREA

The gross floor area of all commercial buildings on a lot in any C-4 Zone shall not exceed ten thousand (10,000) square feet of gross floor area, including any floor area devoted to permitted dwelling units.

17.4 OTHER REQUIREMENTS: OPEN STORAGE AND DISPLAY

Where any portion of any lot in any C-4 Zone is to be used for open storage or outdoor display, the following shall apply:

- (a) Any area devoted to open storage may not exceed fifty (50) per cent of the lot area.
- (b) No open storage shall be permitted within any front yard.
- (c) No outdoor display shall be located within ten (10) feet of any front lot line.
- (d) No open storage or outdoor display shall be permitted in any required yard within any C-4 Zone where the required yard abuts any residential or community facility use except where a visual and physical barrier is provided, in which case there will be no open storage or outdoor display within five feet of the abutting side or rear lot line.

17.5 OTHER REQUIREMENTS: PARKING AND LOADING AREAS

No parking or loading area shall be permitted in any required side or rear yard where the yard abuts any residential or community facility use, except where a visual barrier is provided in which case there will be no parking or loading within five (5) feet of the abutting side or rear lot line.

17.6 OTHER REQUIREMENTS: SERVICE STATIONS

Where service stations are permitted in the C-4 Zone, the following shall apply:

- (a) Minimum lot area 30,000 square feet (2787 m²)
- (b) Minimum Frontage 150 feet (45.7 m)
- (c) No portion of any pump island shall be located closer than twenty (20) feet (6.1 m) from any street line.
- (d) The minimum distance between ramps or driveways shall not be less than thirty (30) feet (9.1 m).
- (e) The minimum distance from a ramp or driveway to a road intersection shall be fifty (50) feet (15 m).
- (f) The minimum angle of intersection of a ramp to a road line shall be forty-five (45) degrees.
- (g) The width of a ramp shall be a minimum of twenty (20) feet (6.1 m) and a maximum of twenty six (26) feet (7.9 m)

17.7 OTHER REQUIREMENTS: ABUTTING USES

Notwithstanding the provisions of Section 17.2, within a C-4 Zone, where any commercial use abuts another commercial or an industrial use, the abutting side or rear yard requirement may be reduced to eight (8) feet.